

Blitman Saratoga, LLC
General Ledger
As of March 31, 2023

10:46 AM
04/24/23
Accrual Basis

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Ballston Spa Checking-Old									
Total Ballston Spa Checking-Old									0.00
Ballston Spa Checking 5549									0.00
Deposit	02/08/2023	DEP		Unknown Payee	Deposit	M&T Checking 3440	0.00	825.89	825.89
Total Ballston Spa Checking 5549									0.00
M&T Checking 3440									0.00
Check	01/09/2023	DM		Allerdice Hardware		Site Costs Expense		10.86	4,123.22
Check	01/10/2023	DM		M&T Bank		Bank Service Charges		38.17	4,112.36
Check	01/13/2023	DM		Staples		Office Supplies		42.10	4,074.19
Check	01/26/2023	DM		Pizza Time Ballston Spa		Meals and Entertainment		66.18	4,032.09
Check	02/03/2023	1669		Brian White		57 Jane Street		100.00	3,965.91
Deposit	02/06/2023	DEP		Mazzata & Vaganelis P.C.	sale of 57 Jane St	Sales-Basic	106,523.04		3,865.91
Check	02/08/2023	DM		USPS		Postage			110,388.95
Check	02/07/2023	1670		Bredefeld & Associates		-SPLIT-		177.00	110,211.95
Deposit	02/08/2023	DEP		Unknown Payee	Deposit	Ballston Spa Checking 5549	825.89	5,000.00	105,211.95
Check	02/08/2023	DM		M&T Bank		Bank Service Charges		39.93	106,037.84
Check	02/08/2023	1671		TPK Development		Accrued Expenses-New		6,850.00	105,997.91
Check	02/08/2023	1672		Sunshine Landscaping		Accrued Expenses-New		13,700.00	99,147.91
Check	02/08/2023	1673		Sunshine Landscaping		Accrued Expenses-New		1,900.00	85,447.91
Check	02/08/2023	1674		Sunshine Landscaping		Accrued Expenses-New		83,547.91	83,547.91
Check	02/09/2023	DM		Stepen M and Susan Dor...	butterfly fence grading	Accrued Expenses-New		950.00	82,597.91
Check	02/09/2023	1676		Tick & Co Inc.		Purchasers Deposits-Base Cort		30,000.00	52,597.91
Check	02/09/2023	1675		Daigle Cleaning		Insurance Expense		3,862.00	48,735.91
Check	02/20/2023	1677		NYS PIT Tax Pmt		Insurance Expense		14,674.12	34,061.79
Check	03/01/2023	DM		ActionSeptic		-SPLIT-		1,370.00	32,691.79
Check	03/07/2023	DM		TPK Development		Miscellaneous Allocable Expense		500.00	32,191.79
Check	03/07/2023	1678		M&T Bank		Accrued Expenses-New		428.00	31,763.79
Check	03/08/2023	DM		National Grid		Bank Service Charges		13,700.00	18,063.79
Check	03/10/2023	DM		National Grid		Accrued Expenses-New		45.67	18,018.12
Check	03/10/2023	DM		National Grid		Accrued Expenses-New		421.51	17,596.61
Check	03/10/2023	DM		National Grid		Accrued Expenses-New		604.18	16,992.43
Check	03/27/2023	DM		Twin Bridges Waste		Accrued Expenses-New		656.14	16,336.29
Check	03/27/2023	DM				Accrued Expenses-New		1,083.60	15,252.69
Total M&T Checking 3440							107,348.93	96,219.46	15,252.69
Accounts Receivable									0.00
Total Accounts Receivable									0.00
Construction In Progress									0.00
Total Construction In Progress									0.00
Due from Checking									0.00
Total Due from Checking									0.00
Due from Escrow A/C									0.00
Total Due from Escrow A/C									0.00
Mechanics Lien Escrow									0.00
General Journal	02/03/2023	34	*		Sale of 57 Jane	Selling Expenses	1,375.00		0.00
Total Mechanics Lien Escrow									1,375.00
Preconfirmation Escrow									0.00
General Journal	02/03/2023	34	*		Sale of 57 Jane	Selling Expenses	1,375.00	0.00	1,375.00
Total Preconfirmation Escrow									600,000.00
							375,000.00		975,000.00

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Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Total Preconfirmation Escrow									
Range Hood Escrow 57 Jane									
General Journal	02/03/2023	34	*		Sale of 57 Jane		375,000.00	0.00	975,000.00
Total Range Hood Escrow 57 Jane							1,200.00		0.00
Retainage Receivable							1,200.00		1,200.00
Total Retainage Receivable									1,200.00
Selling Commissions - Escrow									
General Journal	02/03/2023	34	*		Sale of 57 Jane		21,900.00		48,150.00
Total Selling Commissions - Escrow							21,900.00		70,050.00
Accumulated Depreciation									
Total Accumulated Depreciation									0.00
Furniture and Equipment									0.00
Total Furniture and Equipment									0.00
Deferred Construction Costs									
11 Jane Street									1,348,022.99
Total 11 Jane Street									5,596.40
4 Pamela Model Home									5,596.40
Total 4 Pamela Model Home									0.00
47 Jane Street									0.00
Total 47 Jane Street									1,164.31
49 Jane Street									1,164.31
Total 49 Jane Street									2,288.56
57 Jane Street									2,288.56
Check	02/03/2023	1669		Brian White			100.00		205,875.29
Check	02/20/2023	1677	*	Daigle Cleaning			450.00		205,975.29
General Journal	02/28/2023	36			57 Jane deferred cost allocations			206,425.29	206,425.29
Total 57 Jane Street							550.00	206,425.29	0.00
59 Jane Street									12,609.67
Total 59 Jane Street									12,609.67
6 Katie Lane									181,934.06
Total 6 Katie Lane									181,934.06
8 Katie Lane									119,100.37
Total 8 Katie Lane									119,100.37
9 Jane Street									187,352.02
Total 9 Jane Street									187,352.02
Deferred Construction Costs - Other									
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations			35,116.80	632,102.31
Total Deferred Construction Costs - Other							0.00	35,116.80	596,985.51
Total Deferred Construction Costs							550.00	241,542.09	1,107,030.90

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Escrow-Attorney Account									
General Journal	02/03/2023	34	*		Sale of 57 Jane	Selling Expenses	108.40		134,500.00
General Journal	02/03/2023	34	*		Sale of 57 Jane	Selling Expenses		43,908.40	134,608.40
General Journal	02/09/2023	35	*		to record payback of Dorsay deposit...	Purchasers Deposits-Base Cont		59,600.00	90,700.00
									31,100.00
Total Escrow-Attorney Account									
							108.40	103,508.40	31,100.00
Funds Held by Homestead									
Total Funds Held by Homestead									
									17,400.00
									17,400.00
Hard Site and Gen Cond									
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		232,802.79	4,190,450.17
							0.00	232,802.79	3,957,647.38
Total Hard Site and Gen Cond									
									3,957,647.38
Land									
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		24,444.82	440,006.72
							0.00	24,444.82	415,561.90
Total Land									
									415,561.90
Nat Grid Electric Deposit 6&7									
Total Nat Grid Electric Deposit 6&7									
									87,611.64
									87,611.64
Nat Grid Gas Deposit 6&7									
Total Nat Grid Gas Deposit 6&7									
									75,050.92
									75,050.92
Soft Costs									
HOA Fees									
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		15.81	2,325,314.28
							0.00	15.81	284.61
Total HOA Fees									
									268.80
Interest Expense									
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		15,547.40	279,853.26
							0.00	15,547.40	264,305.86
Total Interest Expense									
									264,305.86
Management Fees									
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		1,015.04	18,270.77
							0.00	1,015.04	17,255.73
Total Management Fees									
									17,255.73
Office Expense									
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		790.05	14,220.91
							0.00	790.05	13,430.86
Total Office Expense									
									13,430.86
Property Taxes									
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		7,735.33	139,235.99
							0.00	7,735.33	131,500.66
Total Property Taxes									
									131,500.66
Water & Sewer									
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		197.17	3,549.02
							0.00	197.17	3,351.85
Total Water & Sewer									
									3,351.85
Soft Costs - Other									
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		103,883.32	1,869,899.72
									1,766,016.40

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Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Total Soft Costs - Other							0.00	103,883.32	1,786,016.40
Total Soft Costs							0.00	129,184.12	2,196,130.16
Step Basis Adjustment									102,459.00
Total Step Basis Adjustment									102,459.00
Accrued Expenses									-178,858.73
Total Accrued Expenses									-178,858.73
Accrued Expenses-New									-65,728.54
Check	02/07/2023	1670		Bredfeld & Associates			3,375.00		-82,353.54
Check	02/08/2023	1671		TPK Development			6,850.00		-55,503.54
Check	02/08/2023	1672		TPK Development			13,700.00		-41,803.54
Check	02/08/2023	1673		Sunshine Landscaping			1,900.00		-39,903.54
Check	02/08/2023	1674		Sunshine Landscaping			950.00		-38,953.54
Check	02/20/2023	1677		Daigle Cleaning	butterfly fence grading		770.00		-38,183.54
Check	03/07/2023	1678		TPK Development			13,700.00		-24,483.54
Check	03/10/2023	DM		National Grid			421.51		-24,062.03
Check	03/10/2023	DM		National Grid			604.18		-23,457.85
Check	03/10/2023	DM		National Grid			656.14		-22,801.71
Check	03/27/2023	DM		Twin Bridges Waste			1,083.60		-21,718.11
Total Accrued Expenses-New							44,010.43	0.00	-21,718.11
Accrued Property Taxes-New									-137,999.87
Check	02/20/2023	1677		Daigle Cleaning			150.00		-137,849.87
Total Accrued Property Taxes-New							150.00	0.00	-137,849.87
Due to Akker									0.00
Total Due to Akker									0.00
Payroll Liabilities									0.00
Total Payroll Liabilities									0.00
Accrued Interest-Saratoga Fund									-170,384.55
Total Accrued Interest-Saratoga Fund									-170,384.55
Deposit-47 Jane Selections									0.00
Total Deposit-47 Jane Selections									0.00
Due to Goren Brothers									-3,300,000.00
Total Due to Goren Brothers									-3,300,000.00
Due to Goren Brothers LP									-24,144.24
Total Due to Goren Brothers LP									-24,144.24
Due to Goren Cousins LLC									-1,700,000.00
Total Due to Goren Cousins LLC									-1,700,000.00
Due to Saratoga Funding									-2,456,873.59
Total Due to Saratoga Funding									-2,456,873.59
Due to Saratoga Funding LLC									0.00
Total Due to Saratoga Funding LLC									0.00
Due to SV									-563,667.00

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Total Due to SV									-563,667.00
Purchasers Deposits-Base Cont									
General Journal	02/03/2023	34	*		Sale of 57 Jane				-234,500.00
Check	02/09/2023	DM		Stepen M and Susan Dor...	payment in satisfaction of 50k bonde...		43,800.00		-190,700.00
General Journal	02/09/2023	35	*		to record payback of Dorsay deposit...		79,600.00		-160,700.00
									-81,100.00
Total Purchasers Deposits-Base Cont							153,400.00	0.00	-81,100.00
Purchasers Deposits-Upgrades									-99,469.00
Total Purchasers Deposits-Upgrades									-99,469.00
Capital-GB									74,360.07
Total Capital-GB									74,360.07
Capital-GSP									64,123.62
Total Capital-GSP									64,123.62
Capital-HNB									-883,432.04
Total Capital-HNB									-883,432.04
Capital-SV									48,372.54
Total Capital-SV									48,372.54
Capital-TPK									45,597.22
Total Capital-TPK									45,597.22
Member 1 Draws									0.00
Total Member 1 Draws									0.00
Member 1 Equity									0.00
Total Member 1 Equity									0.00
Member 2 Draws									0.00
Total Member 2 Draws									0.00
Member 2 Equity									0.00
Total Member 2 Equity									0.00
Opening Balance Equity									0.00
Total Opening Balance Equity									0.00
Retained Earnings									0.00
Total Retained Earnings									0.00
Construction Income									0.00
Total Construction Income									0.00
Sales-Basic									208,689.28
General Journal	02/03/2023	34	*		Sale of 57 Jane				0.00
Deposit	02/06/2023	DEP		Mazzaia & Vaganelis P.C.	sale of 57 Jane St			431,476.96	-431,476.96
								106,523.04	-538,000.00
Total Sales-Basic							0.00	538,000.00	-538,000.00
Sales-Upgrades									0.00
Total Sales-Upgrades									0.00
Blueprints and Reproduction									0.00
Total Blueprints and Reproduction									0.00

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Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Bond Expense									0.00
Total Bond Expense									0.00
Commissions Paid									0.00
Total Commissions Paid									0.00
Construction Materials Costs									0.00
Total Construction Materials Costs									0.00
Deferred Costs-Sales									0.00
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	-SPLIT-	627,973.82		627,973.82
Total Deferred Costs-Sales							627,973.82	0.00	627,973.82
Equipment Rental for Jobs									0.00
Total Equipment Rental for Jobs									0.00
Other Construction Costs									0.00
Total Other Construction Costs									0.00
Selling Expenses									0.00
General Journal	02/03/2023	34	*		Sale of 57 Jane	-SPLIT-			-2,165.02
General Journal	02/03/2023	34	*		Sale of 57 Jane	Selling Expenses	34,166.98	2,165.02	32,001.96
Total Selling Expenses							34,166.98	2,165.02	32,001.96
Subcontractors Expense									0.00
Total Subcontractors Expense									0.00
Tools and Small Equipment									0.00
Total Tools and Small Equipment									0.00
Worker's Compensation Insurance									0.00
Total Worker's Compensation Insurance									0.00
Auto and Truck Expenses									0.00
Total Auto and Truck Expenses									0.00
Bank Service Charges									0.00
Check	01/10/2023	DM		M&T Bank			38.17		38.17
Check	02/08/2023	DM		M&T Bank			39.93		78.10
Check	03/08/2023	DM		M&T Bank			45.67		123.77
Total Bank Service Charges							123.77	0.00	123.77
Bankruptcy Fees									0.00
Total Bankruptcy Fees									0.00
Business Licenses and Permits									0.00
Total Business Licenses and Permits									0.00
Common Area Expenses									0.00
Electricity									0.00
Total Electricity									0.00
Engineering									0.00
Total Engineering									0.00
Gas									0.00

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Total Gas									0.00
Maintenance									0.00
Total Maintenance									0.00
Miscellaneous Allocable Expense	03/07/2023	DM		ActionSeptic					0.00
Check							428.00		428.00
Total Miscellaneous Allocable Expense							428.00	0.00	428.00
Site Lighting Utilities									0.00
Total Site Lighting Utilities									0.00
Snowplowing									0.00
Total Snowplowing									0.00
Common Area Expenses - Other									0.00
Total Common Area Expenses - Other									0.00
Total Common Area Expenses							428.00	0.00	428.00
Depreciation Expense									0.00
Total Depreciation Expense									0.00
Expenses of Sales									0.00
Total Expenses of Sales									0.00
Finance Cost									0.00
Total Finance Cost									0.00
General Conditions									0.00
Total General Conditions									0.00
Hard Costs Expense									0.00
Total Hard Costs Expense									0.00
Insurance Expense	02/09/2023	1676		Tick & Co Inc.			3,862.00		0.00
Check							14,674.12		3,862.00
Check	02/09/2023	1675		Tick & Co Inc.					18,536.12
Total Insurance Expense							18,536.12	0.00	18,536.12
Interest Expense									0.00
Total Interest Expense									0.00
Land Cost Expenses									0.00
Total Land Cost Expenses									0.00
Letter of Credit Fees									0.00
Total Letter of Credit Fees									0.00
Management Fees									0.00
Total Management Fees									0.00
Meals and Entertainment	01/26/2023	DM		Pizza Time Ballston Spa			66.18		0.00
Check									66.18
Total Meals and Entertainment							66.18	0.00	66.18
Model Home Expenses									0.00

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Total Model Home Expenses									0.00
Office Supplies									0.00
Check	01/13/2023	DM		Staples			42.10		42.10
Total Office Supplies							42.10	0.00	42.10
Payroll Expenses									0.00
Total Payroll Expenses									0.00
Postage									0.00
Check	02/06/2023	DM		USPS			177.00		177.00
Total Postage							177.00	0.00	177.00
Professional Fees									0.00
Check	02/07/2023	1670		Bredfeld & Associates			1,625.00		1,625.00
Total Professional Fees							1,625.00	0.00	1,625.00
Rent Expense									0.00
Total Rent Expense									0.00
Repairs and Maintenance									0.00
Total Repairs and Maintenance									0.00
Site Costs Expense									0.00
Check	01/09/2023	DM		Allerdice Hardware			10.86		10.86
Total Site Costs Expense							10.86	0.00	10.86
Soft Cost Expense									0.00
Total Soft Cost Expense									0.00
State Income Tax									0.00
Check	03/01/2023	DM		NYS PIT Tax Pmt			500.00		500.00
Total State Income Tax							500.00	0.00	500.00
Telephone Expense									0.00
Total Telephone Expense									0.00
Utilities									0.00
Total Utilities									0.00
Warranty Expenses									0.00
Total Warranty Expenses									0.00
Discharge of Indebtedness Inc.									0.00
General Journal	02/09/2023	35	*		to record payback of Dorsay deposit...	Purchasers Deposits-Base Cont		20,000.00	-20,000.00
Total Discharge of Indebtedness Inc.							0.00	20,000.00	-20,000.00
Interest Income									0.00
Total Interest Income									0.00
Unassigned Activity									0.00
Total Unassigned Activity									0.00
No acnt									0.00

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Total no acnt									0.00
TOTAL							1,388,692.59	1,388,692.59	0.00